

**TECHNICAL ADVISORY COMMITTEE
MEETING MINUTES**

**JULY 9, 2015 – 8:30 AM
CAPITOL AREA DEVELOPMENT AUTHORITY (CADA)
1522 14th STREET
SACRAMENTO, CA 95814
FIRST FLOOR BOARDROOM**

Members Present

Emilie Cameran (representing Michael Ault), Downtown Sacramento Partnership
Traci Canfield, Sacramento Regional Transit District
Evan Compton, City of Sacramento, Community Development Department
Captain Phil Gonzales, California Highway Patrol
JJ Hurley, Sacramento Metropolitan Air Quality Management District
Tom Kigar, Capitol Area Development Authority
Denise Malvetti (representing Rachel Hazlewood), City of Sacramento,
Economic Development Department
Jim Martone, Department of General Services, Real Estate Services Division
Matt Winkler, City of Sacramento, Department of Transportation, Parking Services

Members Absent

Katy Jacobsen, City of West Sacramento, Redevelopment Agency
Tara Naisbitt, Department of General Services, Office of Fleet and Asset Management

Department of General Services (DGS) and Capitol Area Development Authority (CADA) Staff

Liz Ames, DGS
Cathy Buck, DGS
Jane Hershberger, DGS
Todd Leon, CADA
Kendra Macias, CADA
Pella McCormick, DGS
Wendy Saunders, CADA

Visitors

Dennis Bylo, R Street Homeowner Association
Bob Chase, DGS, Division of the State Architect
Brian Holloway, Capitol Area Committee
Tom Pace, City of Sacramento, Planning Department
Michael Setty, Train Riders Association of California (TRAC)
Cordelia Valdez, California Highway Patrol
Chester Widom, DGS, Division of the State Architect

Jim Martone, Chair of the Technical Advisory Committee (TAC), called the meeting to order at 8:32 a.m.

1. Approval of Minutes

The minutes of the February 19, 2015, meeting were approved as written.

2. Information Item

a. *Facilities Conditions Assessment Study & Long Range Office Planning Study*

Pella McCormick, Real Estate Services Division (RES D)

Pella McCormick gave a presentation on the State Facility Long Range Planning Study. Ms. McCormick explained that in an effort to better understand the condition of the state's building inventory, DGS contracted with Hellmuth, Obata & Kassabaum (HOK) to conduct an independent analysis of DGS-controlled office space in the Sacramento region. HOK assessed each of the 29 state-owned office buildings in the region and indexed them using a methodology and process widely recognized by, and consistent with, building industry standards to determine the best course of action to address DGS's office building infrastructure deficiencies. HOK also identified the DGS-controlled buildings with the greatest need for repair or improvement.

A number of questions regarding the outcome of the study were posed, and Ms. McCormick responded that DGS will be presenting these findings to policymakers to assess how to move this process forward in order to avoid building failures by either replacing or renovating the state's office buildings with the greatest needs in the Sacramento region.

3. Old Business

a. *DGS Projects Update*

Pella McCormick, RES D

Ms. McCormick stated that efforts are underway to conserve water through low-flow fixture replacements in state-owned buildings. State Capitol building maintenance projects continue, and the architectural barrier removal program is ongoing and will continue for several years.

Michael Setty inquired about the status of the master plan for Capitol Park, expressing support for a streetcar loop around the park and how this initiative might be incorporated into the master plan.

Dennis Bylo commented that he would like to see less parking on the portion of 13th Street that runs across Capitol Park. Captain Phil Gonzales responded that the roadway is used for vehicles that support public safety, including law enforcement vehicles. It was suggested that perhaps the Capitol Park master plan could address this issue, as well.

b. *CADA Update*

Wendy Saunders, CADA

16 Powerhouse: 16 Powerhouse, a mixed-use development, has opened with 34 signed leases, as well as having 26 of the 50 residential units already occupied. In addition, ground floor retail businesses are now open, including the Orchid Thai Restaurant and Magpie Cafe. A grand opening ceremony for the project will be held on August 26, 2015.

Warehouse Artist Lofts: The retail spaces at this mixed-use project located on R Street are now open, including Bottle & Barlow, a public market, and two new food operations, including Fish Face and Metro Kitchen + Drinkery.

Eviva Midtown: Construction at Eviva Midtown located at 16th & N Streets is ongoing. The development includes 118 modular units that are being constructed in Boise, Idaho. The modular “stacking” process at the site will occur during a three-month period starting at the end of August 2015, with an estimated completion date for the project of spring 2016. Wendy Saunders noted that the crane used for stacking the modular units may affect traffic patterns on a portion of 16th and N Streets for approximately six weeks.

R Street Streetscape: Phase II of this project, which extends between 16th and 18th Streets, has an estimated completion date of mid-August 2015. The Ice Blocks project is now fully entitled, with ground floor retail and second floor office space planned. Although not a CADA project, this development is key to the advancement of the R Street corridor.

Mercury Cleaners Sign Restoration: CADA has restored the historic Mercury Cleaners sign and has mounted it across 16th Street at Legado de Ravel, where the Kangs have relocated their business. A sign-lighting event was held in late June to celebrate the installation.

Roosevelt Park Improvements: CADA has held two community meetings regarding improvements at Roosevelt Park, and will begin fundraising for the suggested improvements in the near future.

Fremont Park: Ms. Saunders reported there is now a community vegetable garden at Fremont Park, as well as a bocce ball court. CADA will be constructing sun shade structures over the courts to encourage more use by the locals.

Jim Martone briefly discussed the schedule for future meetings of the TAC. Mr. Martone stated that the September 17, 2015, meeting will be cancelled and the topic of future meetings will be addressed with the Capitol Area Committee (CAC).

4. Public Comment

Mr. Setty expressed support for an extended route for the proposed streetcar line, which would loop around Capitol Park. Mr. Setty noted that the benefits of the streetcar loop include restoring the downtown shuttle function, and suggested including a review of the proposed extension as a part of the Capitol Park master plan.

Mr. Bylo also spoke in support of a streetcar line extension that would loop around Capitol Park and is making plans to hold a community meeting to discuss the matter in the next couple of months.

Tom Pace from the City of Sacramento discussed Mayor Johnson’s initiative to increase housing in the downtown central city area. Mr. Pace stated he would like to work with the TAC, the CAC, and CADA to identify state-owned sites that could potentially be utilized for housing development.

Cathy Buck mentioned the upcoming street closures related to the I-5 Riverfront Reconnection Project. Copies of a map showing construction detour areas were made and offered to each of the TAC members and guests.

Mr. Martone stated the next TAC meeting will be held in early 2016. With no further business, the meeting was adjourned at 9:10 a.m.